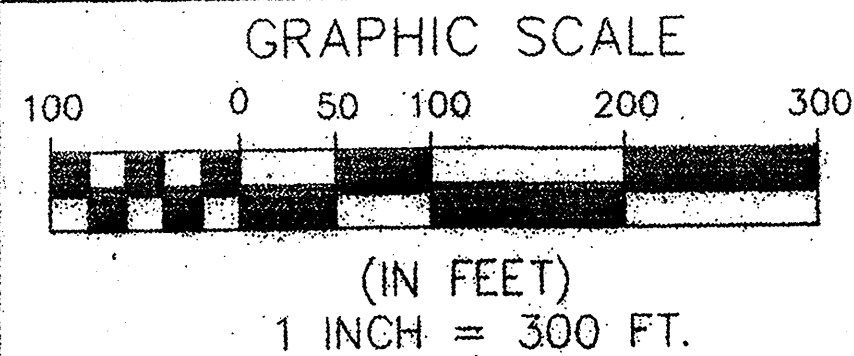
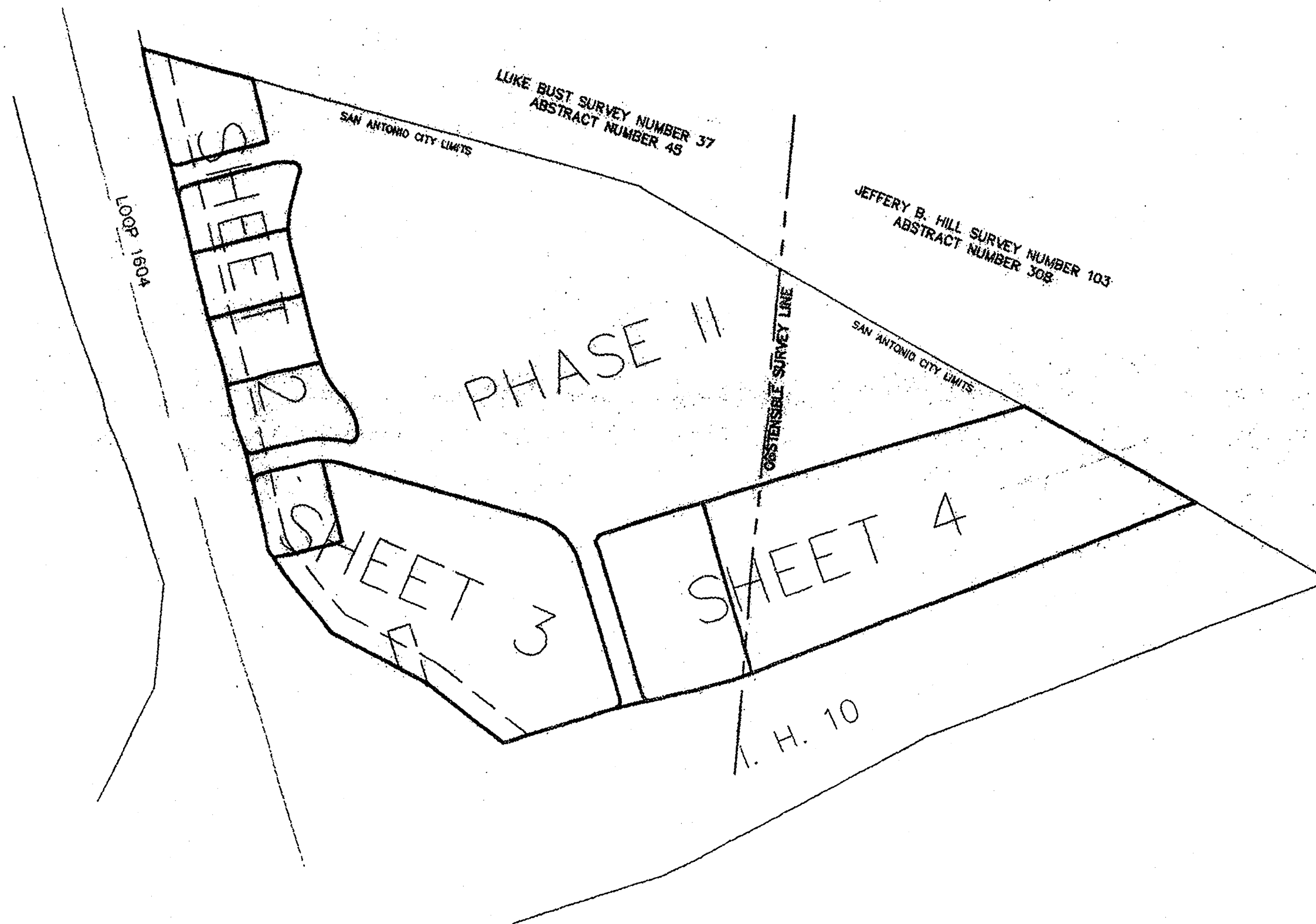


LOCATION MAP



NOTE: 1/2" IRON PINS WITH A BAKER SURVEYING PLASTIC CAP ARE SET AT ALL LOT CORNERS.

ELEC., GAS, TEL. & CATV ESM'T. =  
ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT



PLAT NO. 970549

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THOMAS PHILLIPS OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF OCTOBER, A.D. 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUBDIVISION PLAT  
OF  
EASTMOST SUBDIVISION

ESTABLISHING LOTS 1-2, BLOCK 1, LOTS 1-2, BLOCK 2, LOTS 1-4, BLOCK 3, AND LOT 1, BLOCK 4, N.E.C. 16553, BEING OUT OF 81.760 ACRE TRACT AS RECORDED IN VOLUME 5345, PAGE 569, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE LUKE BUST SURVEY NUMBER 103, ABSTRACT NUMBER 45, AND THE JEFFERY B. HILL SURVEY NUMBER 103, ABSTRACT NUMBER 308, NEW CITY BLOCK 16553, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 22 DAY OF OCTOBER, A.D. 1997.

BY: CHAIRMAN SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR #1469

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF OCTOBER, A.D. 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 22 DAY OF OCTOBER, A.D. 1997 AT 11:00 A.M. IN THE RECORDS OF SAID COUNTY IN BOOK VOLUME 16553, ON PAGE 569. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22 DAY OF OCTOBER, A.D. 1997.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF OCTOBER, 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

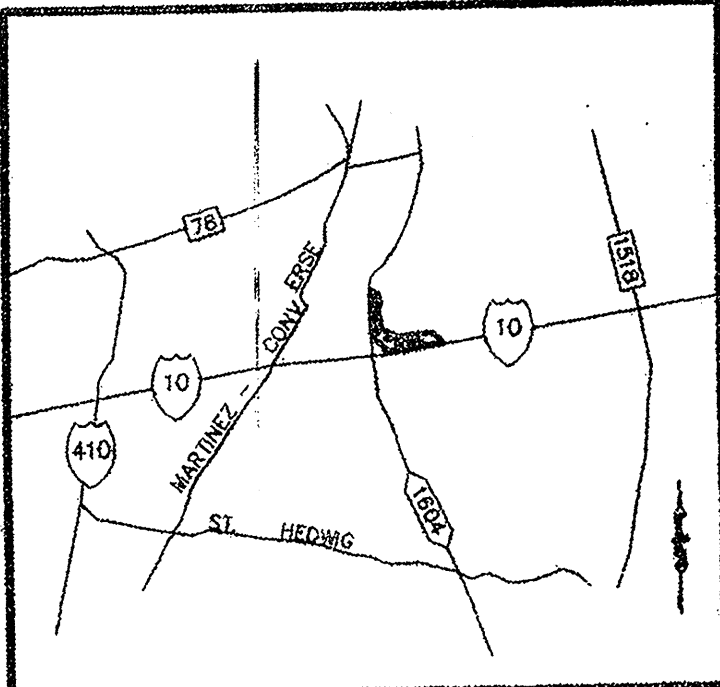
**BAKER**  
SURVEYING, INC.

PH. (210) 653-7270  
FAX. 653-2942  
11003 WYE DRIVE  
SAN ANTONIO, TEXAS 78217

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS - OF - WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED IN THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, DISCONNECTING, PIPING, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT - OF - WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS KENNEL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

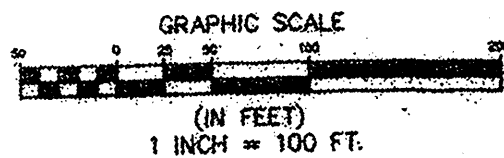


### LOCATION MAP

NOTE: 1/2" IRON PINS WITH A BAKER SURVEYING PLASTIC CAP ARE SET AT ALL LOT CORNERS.

ELEC. GAS, TEL. & CATV ESM'T. =  
ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT

BASIS OF BEARING: THE COORDINATES SHOWN HERE ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	20.00'	31.42'	20.00'	28.28'	N58°33'01"W	90°00'00"
C5	20.00'	31.38'	19.96'	28.26'	S31°30'28"W	89°53'03"
C6	20.00'	31.46'	20.04'	28.31'	N58°29'34"W	90°06'56"
C7	170.00'	53.39'	26.92'	53.17'	N85°26'49"E	17°59'42"
C8	20.00'	35.40'	24.45'	30.96'	S34°50'31"E	101°25'38"
C9	230.00'	67.01'	33.75'	66.78'	S07°31'27"W	16°41'37"
C10	230.00'	50.85'	25.53'	50.75'	N07°09'22"W	12°40'03"
C11	310.00'	33.44'	16.73'	33.42'	S16°34'48"E	06°10'48"
C12	310.00'	90.75'	45.70'	90.42'	S28°03'23"E	16°46'21"
C13	170.00'	105.51'	54.52'	103.83'	S18°39'44"E	35°33'39"
C14	20.00'	37.37'	27.06'	32.17'	S52°39'11"W	107°04'09"
C15	230.00'	119.38'	61.06'	118.04'	N88°40'53"W	29°44'16"

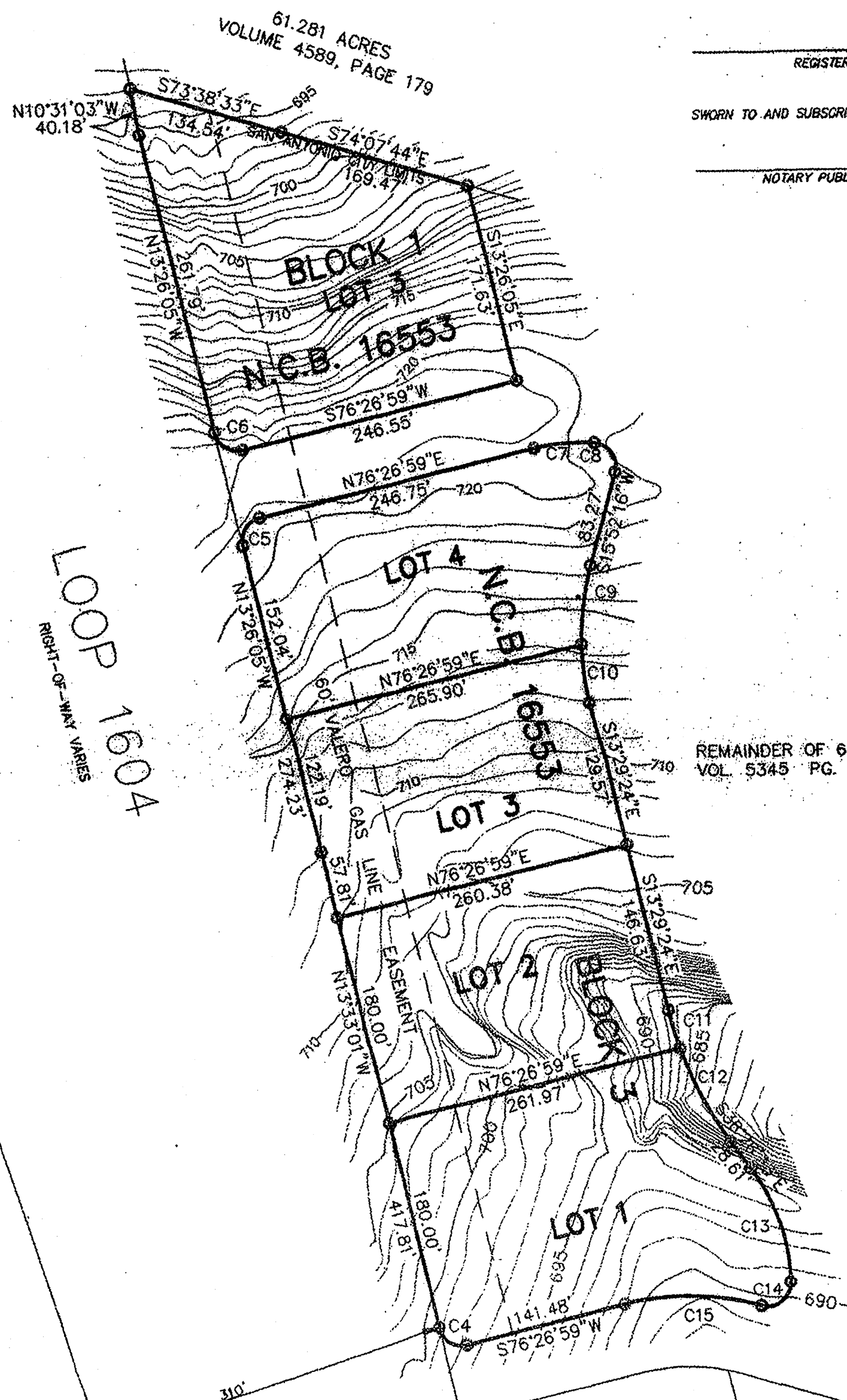
**BAKER**  
SURVEYING, INC.

PH (210) 653-7270  
FAX (210) 653-2942  
11003 WYE DRIVE  
SAN ANTONIO, TEXAS 78217

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERPASS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HOOKING OR ERECTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONITARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_ 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NO.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THOMAS PHILLIPS OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### SUBDIVISION PLAT OF EASTMOST SUBDIVISION

ESTABLISHING LOTS 1-2, BLOCK 1, LOTS 1-2, BLOCK 2, LOTS 1-4, BLOCK 3, AND LOT 1, BLOCK 4, N.C.B. 16553, BEING OUT OF 61.760 ACRE TRACT AS RECORDED IN VOLUME 5345, PAGE 569, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE LUKE BUST SURVEY NUMBER 103, ABSTRACT NUMBER 45, AND THE JEFFERY B. HILL SURVEY NUMBER 103, ABSTRACT NUMBER 308, NEW CITY BLOCK 16553, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.

BY: \_\_\_\_ CHAIRMAN BY: \_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR #1469

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997 AT \_\_\_\_ H. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997 AT \_\_\_\_ H. IN THE RECORDS OF \_\_\_\_ OF SAID COUNTY IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_ DEPUTY

PLAT NO.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A  
JULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER  
ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED.

THOMAS PHILLIPS OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
THOMAS PHILLIPS KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS  
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF  
A.D. 1997.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

SUBDIVISION PLAT  
OF  
**EASTMOST SUBDIVISION**

ESTABLISHING LOTS 1-2, BLOCK 1, LOTS 1-2, BLOCK 2,  
LOTS 1-4, BLOCK 3, AND LOT 1, BLOCK 4, N.C.B. 16553,  
BEING OUT OF 61.760 ACRE TRACT AS RECORDED IN VOLUME  
5345, PAGE 569, DEED RECORDS OF BEXAR COUNTY, TEXAS,  
BEING OUT OF THE LUKE BUST SURVEY NUMBER 103, ABSTRACT  
NUMBER 45, AND THE JEFFERY B. HILL SURVEY NUMBER 103,  
ABSTRACT NUMBER 308, NEW CITY BLOCK 16553, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

THIS PLAT OF  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION  
OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED  
BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1997.

BY \_\_\_\_\_ BY \_\_\_\_\_  
CHAIRMAN SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY  
SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR #1469

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF  
A.D. 1997.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1997 AT \_\_\_\_\_ H. AND DAILY  
RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1997.  
AT \_\_\_\_\_ H. IN THE RECORDS OF \_\_\_\_\_  
OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1997.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION  
HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS  
AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT  
CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE  
EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING  
COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

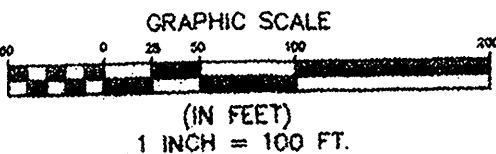
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

F:\PLAT97\97-03SP.DWG SHEET 2 OF 4

VRP # 03-11-006

Travel Center 0076



NOTE: 1/2" IRON PINS WITH A BAKER SURVEYING  
PLASTIC CAP ARE SET AT ALL LOT CORNERS.

ELEC., GAS, TEL. & CATV ESM'T. =  
ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT

BASIS OF BEARING: THE COORDINATES SHOWN HERE ARE NAD-83  
TEXAS SOUTH CENTRAL ZONE.

LOCATION MAP

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	30.04'	18.67'	27.29'	S59°42'42"E	86°02'50"
C2	230.00'	30.60'	15.32'	30.58'	S20°30'00"E	07°37'26"
C3	20.00'	34.08'	22.86'	30.10'	S24°30'00"W	97°37'26"

REMAINDER OF 61.70 ACRE TRACT  
VOL. 5345 PG. 569

JEFFERY B. HILL SURVEY NUMBER 103  
ABSTRACT NUMBER 308

LUKE BUST SURVEY NUMBER 37  
ABSTRACT NUMBER 45

N.C.B. 16553  
LOT 1

LOT 2

BLOCK 1

I.H. 10  
RIGHT-OF-WAY VARIES

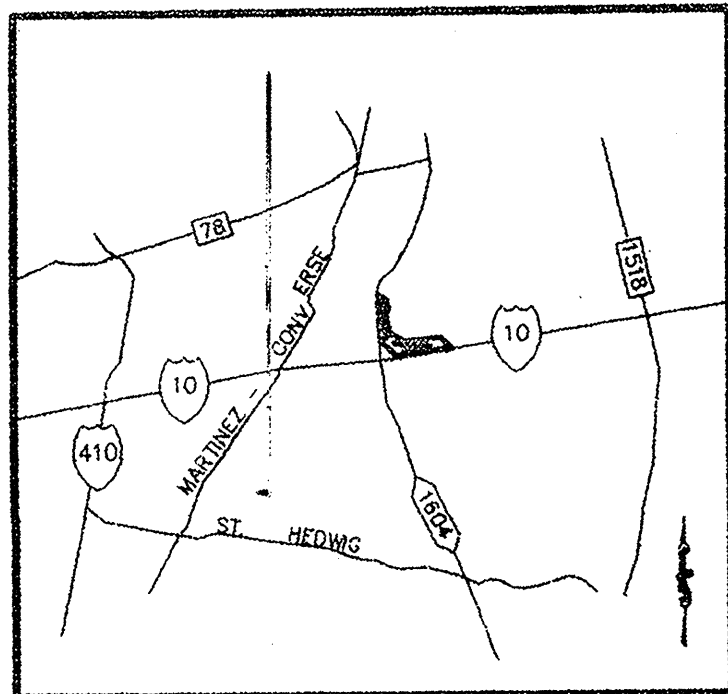
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM  
CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS  
AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE  
FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC  
EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT",  
"OVERHUNG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER  
EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,  
RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING,  
AND ERECTING POLES, HANGERS OR BURYING WIRES, CABLES, CONDUITS  
PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES  
TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S  
ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN  
SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE  
FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS  
WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES  
OR APPURTENANCES THEREON. IT IS HEREBY AND UNDERSTOOD THAT NO  
BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID  
EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF  
GPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES  
OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR  
PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND  
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ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE,  
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THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

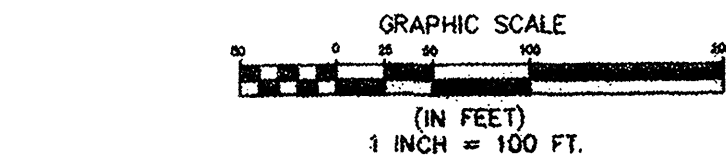
**BAKER**  
SURVEYING, INC.

PH. (210) 653-7270  
FAX. 653-2942  
11003 WYE DRIVE  
SAN ANTONIO, TEXAS 78217





LOCATION MAP



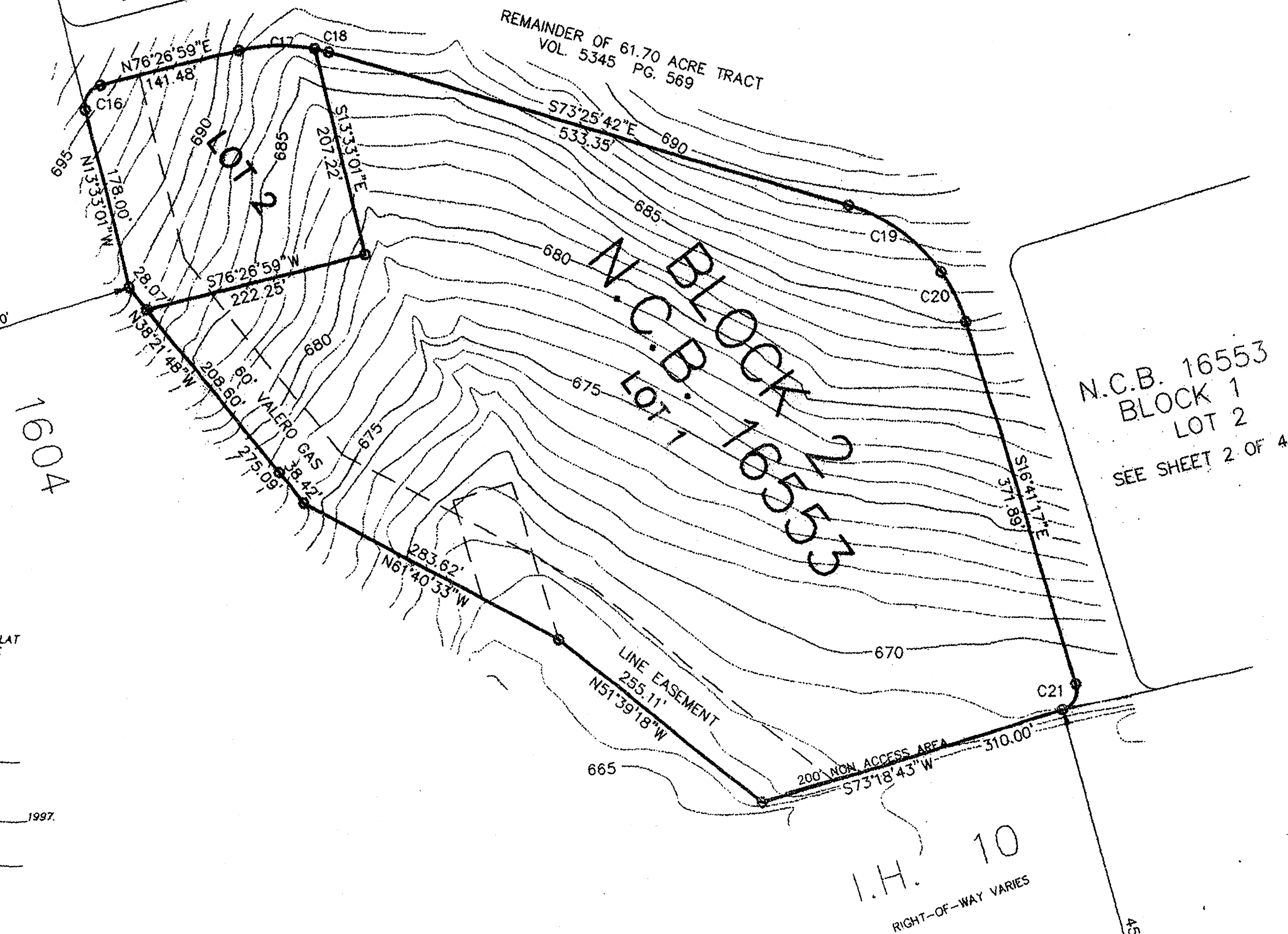
NOTE: 1/2" IRON PINS WITH A BAKER SURVEYING PLASTIC CAP ARE SET AT ALL LOT CORNERS.

ELEC. GAS, TEL. & CATV ESM'T. =  
ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT

BASIS OF BEARING: THE COORDINATES SHOWN HERE ARE NAD-83  
TEXAS SOUTH CENTRAL ZONE.

N.C.B. 16553  
BLOCK 3  
LOT 1  
SEE SHEET 3 OF 4

LOOP  
RIGHT-OF-WAY VARIES



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION  
HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS  
AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT  
CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE  
EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING  
COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_ 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**BAKER**  
SURVEYING, INC.

PH. (210) 653-7270  
FAX. 653-2942  
11003 WYE DRIVE  
SAN ANTONIO, TEXAS 78217

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FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC  
EASEMENT", "GAS EASEMENT", "UNDER EASEMENT", "SERVICE EASEMENT",  
"OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER  
EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,  
RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING  
AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS,  
PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES  
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS  
ADJACENT LANDS THE RIGHT TO RELOCATE SAID FACILITIES WITHIN  
SAID EASEMENT AND RIGHT - OF - WAY AREAS, AND THE RIGHT TO REMOVE  
FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS  
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THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C16	20.00'	31.42'	20.00'	28.28'	S31°27'00"W	90°00'02"
C17	170.00'	74.96'	38.10'	74.35'	S89°04'52"W	25°15'46"
C18	170.00'	14.42'	7.21'	14.41'	S75°51'29"E	04°51'34"
C19	170.00'	113.75'	59.10'	111.64'	S54°04'56"E	38°20'19"
C20	170.00'	54.37'	27.42'	54.13'	S25°45'05"E	18°19'23"
C21	20.00'	31.42'	20.00'	28.28'	S28°18'43"W	90°00'00"

PLAT NO.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A  
DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER  
ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND  
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED.

THOMAS PHILLIPS OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
THOMAS PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS  
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF  
\_\_\_\_ A.D. 1997.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

SUBDIVISION PLAT  
OF  
**EASTMOST SUBDIVISION**

ESTABLISHING LOTS 1-2, BLOCK 1, LOTS 1-2, BLOCK 2,  
LOTS 1-4, BLOCK 3, AND LOT 1, BLOCK 4, N.C.B. 16553,  
BEING OUT OF 61.760 ACRE TRACT AS RECORDED IN VOLUME  
5345, PAGE 569, DEED RECORDS OF BEXAR COUNTY, TEXAS,  
BEING OUT OF THE LUKE BUST SURVEY NUMBER 103, ABSTRACT  
NUMBER 49, AND THE JEFFERY B. HILL SURVEY NUMBER 103,  
ABSTRACT NUMBER 308, NEW CITY BLOCK 16553, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

THIS PLAT OF  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION  
OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED  
BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.

BY: \_\_\_\_ CHAIRMAN BY: \_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY  
SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR #1469

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF  
\_\_\_\_ A.D. 1997.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_ COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON  
THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997 AT \_\_\_\_ M. AND DULY  
RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.  
AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_  
OF SAID COUNTY IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 1997.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_ DEPUTY



City of San Antonio

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 OCT 31 PM 2:22

New

**Vested Rights Permit**  
**APPLICATION**

Permit File: # VRP# 03-11-006  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP), P.U.D. plan, plat application, approved plat, building permit).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: Habib Erkan, Earl & Brown Phone: 222-1500 Fax: 222-9100

Address: 111 Soledad, #1111, San Antonio, Texas Zip code: 78205

Engineer/Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

1. Site location or address: Intersection of Loop 1604 and IH-10

2. Council District \_\_\_\_\_ ETJ \_\_\_\_\_ Over Edward's Aquifer Recharge ( ) yes ( ) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

October 1, 2002

Permit File: # \_\_\_\_\_  
Assigned by city staff

Date: \_\_\_\_\_

---

City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_

Assistant City Attorney

Date: \_\_\_\_\_

Comments:

Per Steve Arronge on 11-19-02 the project will  
be construction of a Truck stop/multi-tenant facility

October 1, 2002

#03-11-006



City of San Antonio  
Planning Department  
Subdivision Section

# PLAT APPLICATION

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

Plat ID Number 0000131 PH 220549

Date Submitted: SEPT 5, 1997

Plat Name: EASTMOST Subdivision

Owner/Agent: Harry Urey

Phone: 210-580-8292

Address: P. O. Box 1810, McAllen, Texas

Zip code: 78505

Engineer/Surveyor: Baker Surveying, Inc.

Phone: 210-653-7270

Address: 11003 Wye Drive, San Antonio, Texas

Zip code: 78217

## VARIOUS

- ☒ MAJOR PLAT ☐ AMENDING PLAT ☐ MINOR PLAT (Director plat - no variances or public hearing)
- ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION
- Plat is associated with the development of a:
  - ☐ POADP: Y/N Name EASTMOST ? #          Date Approved:
  - ☐ PUD: Y/N Name          #          Date Approved:
- All Specific Uses Proposed: COMMERCIAL SALES (restaurant, day care, warehouse, etc.)
- City Council District 2
- Water Service: ☒ Saws ☐ Well ☐ Other Utility (name)
- Sewer Service: ☐ Saws ☐ Septic ☐ Other Utility (name)
- Linear feet of new streets: Public: N/A Private: N/A

## PLAT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle specific if there is a choice)

- ☒ Yes ☐ No - San Antonio City Limits
- ☐ Yes ☒ No - Edwards Aquifer Recharge zone?
- ☐ Yes ☒ No - Previous/existing land fill?
- ☐ Yes ☒ No - Parkland, greenbelts, or open space? Flood plain?

## LAND AREA BEING PLATTED

	Lots	Acres
Single-Family (SF)	<u>N/A</u>	<u>N/A</u>
Non-Single Family (NSF)	<u>9</u>	<u>29.90</u>

Other NSF uses:

	Acres
Public Street	<u>N/A</u>
Private Street, Common Area, Open Space & Easements	<u>        </u>

Total Acre Sum: 29.90

## FEES (\*Public street dedications are not subject to fee assessment. \*\*Recording fees are collected for ICL plats only.)

Major Base \$ 550.00	Minor Base \$ <u>N/A</u>	Amending \$ <u>N/A</u>	Leg. Doc. ** \$ <u>        </u>
SF Lots \$ <u>N/A</u>	Per Lot \$ <u>N/A</u>	Def. V.D. \$ <u>N/A</u>	Per. Agr. ** \$ <u>N/A</u>
NSF Acre* \$ 12,259.00	20+ acre \$ <u>N/A</u>	Replat PH \$ <u>N/A</u>	Plat** \$ 124.00

Other NSF (i.e. private st./open space): \$         

Total Fee Sum: 12,933.00

I hereby certify that the above information is true and correct.

Print Name: AMIL M. BAKER JR.

Signature: Amil M. Baker Jr.

Date: 9-2-97 ☐ Professional Engineer ☒ Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: THOMAS J. PHILLIPS

Signature: Thomas J. Phillips

Date: 8-28-97 ☒ Owner ☐ Agent (Checking this requires a notarized Letter of Agent.)

(Only complete, legible applications will be accepted, 1 original copy, and 5 copies must be submitted.) 1-1-96

Travel Center 0047

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 OCT 31 PM 2: 22

October 31, 2002

***Via Hand Delivery***

Mr. Mike Herrera  
Planning Department  
City of San Antonio  
114 West Commerce, 3<sup>rd</sup> Floor  
San Antonio, Texas 78205

***Via Hand Delivery***

Mr. Tom Shute  
Assistant City Attorney  
City of San Antonio  
100 Military Plaza, 3<sup>rd</sup> Floor  
San Antonio, Texas 78205

Re: *Eastmost Commercial 29.90 Acre Tract*

Gentlemen:

On behalf of our clients, the owners of the above-noted tract, please accept this request for Vested Rights Determination.

Enclosed herewith is a completed Vested Rights Permit Application and a check for \$165.00 to cover the fees associated with your review. It is our assertion that this property has vested rights pursuant to a Plat Application that was submitted to the City of San Antonio Planning Department on September 5, 1997. The submittal of the plat was required in order to develop this project in accordance with the City's Unified Development Code ("UDC"). It is my opinion that pursuant to Chapter 245 of the Texas Local Government Code and Article 7 of the City of San Antonio's UDC, this project was vested with development rights as of September 5, 1997. Pursuant to the provisions of the UDC in effect at the time the above-noted plat was filed it did not expire and may be utilized by the payment of applicable fees.

To assist in your review, I attach two copies of plats #970549 (which also serve as a site map of the property) submitted and accepted by the City on September 5, 1997, as evidenced by the "Plat Application" City form, two copies of which are hereby submitted to further assist in your review, that shows the September 5, 1997 City Planning Department Received stamp at 11:58 a.m. of that date.





CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 OCT 31 PM 2: 22

Mr. Mike Herrera  
Mr. Tom Shute  
October 31, 2002  
Page 2

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely yours,

EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 OCT 31 PM 2:22  
City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # \_\_\_\_\_  
Assigned by city staff

Date: \_\_\_\_\_

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Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

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2. Council District \_\_\_\_\_ ETJ \_\_\_\_\_ Over Edward's Aquifer Recharge ( ) yes ( ) no

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accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

EARL & BROWN P.C.  
A PROFESSIONAL CORPORATION  
111 SOLEDAD, SUITE 1111 210-222-1500  
SAN ANTONIO, TX 78205

2312

32-61  
1110

PAY  
TO THE  
ORDER OF

DATE 11/1/02

\$ 165<sup>00</sup>

DOLLARS Security Features  
Included.  
Details on Back.

<u>City of San Antonio</u>			
<u>One Hundred Sixty Five &amp; 00/100</u>			
<u>Canham Ranch VRP Submittal</u>			

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

MPL 20

⑈002312⑈ ⑆111000614⑆

1566699680⑈

BANK ONE

Bank One, NA  
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